

# PLANNING COMMISSION REPORT



MEETING DATE: April 27, 2005

ITEM No. \_\_\_\_\_ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT **Raintree Multi Use - 2-UP-2005**

REQUEST Request a conditional use permit for internalized community storage on a 4.48 +/- acre parcel located at 7227 E Williams Drive with Highway Commercial District (C-3) zoning.

### Key Items for Consideration:

- The site is partly within the power line corridor easements.
- The use is surrounded by other commercial and industrial uses.
- Is the use compatible with surrounding land uses?
- No public opposition has been received.

### Related Policies, References:

Case 62-ZN-1988#2 established the current C-3 district zoning for the site, and was approved in 1996.

OWNER Spensa Arizona V LLC  
952-449-5755

APPLICANT CONTACT Rod Jarvis  
Gallagher & Kennedy  
602-530-8115

LOCATION 7227 E Williams Dr, east and south of the southeast corner

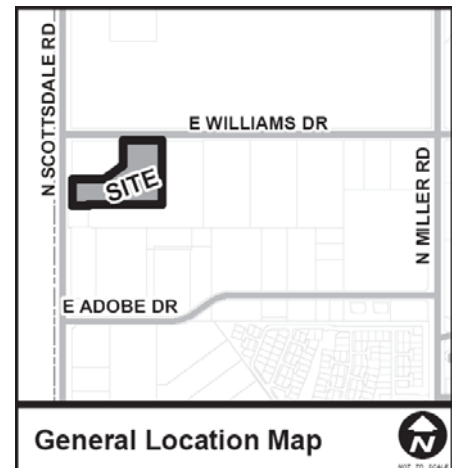
BACKGROUND

### Zoning.

The site is zoned Highway Commercial (C-3) District. This zoning district allows for an internalized community storage facility subject to the approval of a conditional use permit.

### General Plan.

The General Plan Land Use Element designates the site as Commercial. This category includes retail businesses, major single users, offices and shopping centers that serve community and regional needs. The Commercial category supports the current C-3 commercial district site zoning. Areas beneath the power lines are designated Cultural Institutional category that provides for the primary use of the land, public utility and suitable related uses.



**Context.**

This site is located in the Adobe/Williams Drive commercial and industrial area. Rawhide is north of the site across Williams Road and is zoned Western Theme Park (W-P) District. Highway Commercial (C-3) District zoning also abuts the site to the northwest (Raintree Pet Resort) and to the east and south (Cox Service Facility and City well site). The City of Phoenix is west of Scottsdale Road. The 365 foot wide power line corridor runs northwest to southeast through the southwest side of the site.

APPLICANT'S  
PROPOSAL

**Goal/Purpose of Request.**

The request is for approval of a use permit approval for an internalized community storage facility on the site. The internalized community storage facility is located north east of the power line corridor and involves development of a new two (2) story above grade plus one (1) level below grade community storage building (See Site Plan Attachment #10). Storage areas are completely contained within the building, which has two (2) 13 foot 6 inch tall internal drive aisles accessing indoor storage areas. A future pad is situated on the north side of the site. Areas beneath the power lines will be used for a driveway, parking lot and open space only. An operations office is included but no full time caretaker will be on the site. Each of the accesses provide cross access with the Pet Resort to the north and Cox facility to the south and east. Hours of operation will be limited to 6 AM to 10 PM.

**Key Issues.**

- All storage will be fully contained within the internalized community storage facility.
- Authorization has been obtained from APS to place the parking lot and driveways under the power lines.
- Traffic generated by the uses is relatively low and will not substantially impact the traffic levels of streets in the area.

**Development information.**

- *Existing Use:* undeveloped land, partly within the power line corridor
- *Buildings/Description:* one proposed 2 story building, plus 1 level underground
- *Parcel Size:* 4.48 acres
- *Building Height Allowed:* 36 feet
- *Existing Building Height:* 34 feet
- *Floor Area:* 106,992 square feet, (71,320 sq. ft. above ground and 35,664 sq. ft. underground)
- *Other:* The Floor Area Ratio (FAR) is 0.37 while a maximum FAR of 0.80 is allowed

IMPACT ANALYSIS

**Traffic.**

Traffic enters and exits the site from one access on Scottsdale Road and two (2) accesses on Williams Drive, which are shared driveways with the

properties along the east and west sides of the site. The facility is estimated to generate approximately 50 vehicle trips per day with 10 trips being in the AM. and 12 trips in the PM. peak hours, respectively. These trips will be approximately equally divided from those vehicles using both of the Scottsdale Road and Williams Drive accesses. The Scottsdale Road access provides right in, left-in and right-out turning movements only. Southbound turning movements from the site are facilitated at the intersection at Scottsdale Road and Williams Drive. The developer will construct a right turn deceleration lane for the Scottsdale Road access. The Scottsdale Road access will also be shared with the adjoining Raintree Pet Resort and Cox service facility (see Attachment #7 Traffic Impact Summary).

**Water/Sewer.**

Water and sewer lines will be extended to the site by the developer from the existing infrastructure located in the adjacent streets.

**Police/Fire.**

The application has been reviewed by the Police and Fire Departments and is in conformance with the design criteria for access, safety and fire protection.

**Open space, scenic corridors.**

Open space is located along the west side of the site within a minimum 80-foot wide scenic corridor. In addition, open space is provided along the Williams Drive frontages as well as the area beneath the power lines. Overall, 92,000+/- square feet (includes future pad site) of open space is provided and approximately 37,000 square feet is required. The developer will also dedicate a 15 foot wide public access easement and build a multi-use trail within the Scenic corridor along the west side of the site.

**Policy Implications.**

The Adobe Drive/ Williams Road industrial commercial area provides a variety of storage, service and repair activities. This use is compatible with existing land uses in the area including other indoor and outdoor storage uses.

**Use Permit Criteria.**

Conditional use permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and the City Council has found as follows:

- A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
  1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
  - *The proposed internalized community storage facility will not generate any damage or nuisance. All activities will be conducted indoors so noise generation is low. The lighting plan specifies that 20-foot tall pole-mounted lighting along with the building mounted lighting will have full cut-off fixtures that are directed downward.*

- Light trespass levels at the property lines are minimal.***
2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
    - ***Traffic generation by the uses is relatively minor at 50 vehicle trips per day and will not significantly increase the volume or character of traffic in this area. No residential areas exist near this site. A right-turn deceleration lane is provided at the Scottsdale Road access.***
  3. There are no other factors associated with this project that will be materially detrimental to the public.
    - ***No other detrimental factors will result from the proposed storage facilities. The proposed use will not create a conflict with adjacent land uses. Hours of operations are 6AM-10PM.***
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
- ***The characteristics of the proposed storage facilities are reasonably compatible and will provide support for the existing industrial, commercial and residential uses in the area.***
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied.
1. All storage shall occur within an enclosed building with the elevators and equipment necessary to transport items for storage to internal storage units. There shall be no outside storage and no individual storage units with separate external access.
    - ***All storage will occur within the existing building. There will be no outside storage and no individual storage units will have separate external access. The site is screened by an existing 8-foot tall CMU walls along the south and east sides. A three (3) foot tall parking lot screen wall is provided along the north and west sides of the parking areas.***
  2. There shall be no storage of hazardous materials or materials which create any offensive noise, vibration, smoke, dust, odor, heat, glare, fumes or electrical interference.
    - ***The facility will not allow storage of hazardous materials or materials which will create an offensive noise, vibration, smoke, dust, odor, heat, glare, fumes, or electrical interference, per the Ordinance. A stipulation provides for maximum permitted light spillage at the property line.***
  3. In no case shall the net above-ground dead storage area of the structure exceed the amount equal to seventy-five hundredths (0.75) for multistory structures, or five-tenths (0.5) for single-story [structures], multiplied by net lot area in square feet. "Dead storage area" shall include that area in which only storage occurs and no other activity is allowed. The dead storage area shall not exceed sixty-five (65) percent of the gross floor area of the structure.
    - ***The amount of dead storage for the community storage facility does not exceed the maximum allowable 65% (or 69,500 square foot) of gross floor area of the structure permitted by Ordinance.***
  4. In no case shall the above-grade volume of the structure exceed the product of the net lot area in square feet multiplied by nine and six-tenths (9.6).

- ***The above grade, building volume for the project is 1,010,480 cubic feet, which conforms to the maximum allowed 1,873,795 cubic feet of the Ordinance.***
5. If any portion of a floor of the structure is above-grade, the entire floor will be treated as above-grade for F.A.R. and volume calculations.
- ***The entire above ground F.A.R. (floor area ratio) for the project totals 71,328 square feet, and has been used to calculate F.A.R and volume, which complies with the Ordinance. The F.A.R. is 0.37 while the building volume calculation is noted in #4 above.***
6. Yards.
- a. Front Yard. There shall be a front yard having the depth of not less than twenty (20) feet where parking occurs between a building and the street as long as depressed parking, wall or berming provides for a minimum three-foot screen. Parking shall not occur within the required front yard.
- ***The site has a setback of 345 feet from Scottsdale Road and 280 feet from Williams Road. A 3-foot tall parking lot screen wall is located adjacent to parking areas.***
- b. Side and Rear Yard. Side and rear yards of thirty (30) feet shall be maintained abutting R-1 (single-family) districts; side and rear yards of fifteen (15) feet shall be maintained abutting R-2, R-3, R-4, R4-R, M-H (multifamily) districts. A building may be constructed on the property line abutting any other district, but if any yard is to be maintained, it shall not be less than five (5) feet in depth.
- ***The site does not abut any single family or multi-family residential districts. The adjacent property is zoned Highway Commercial District (C-3) to the northwest, south and east sides of the site and Western Theme park (W-P) to the north.***
7. An apartment/office shall be permitted within the structure to allow on-premises supervision of facility operation.
- ***The building provides approximately 4,188 square feet of office space related to facility operations, however no full time caretaker is associated with this use.***

### **Community Involvement.**

The applicant has sent letters of notice to 29 property owners within 750 feet of the site. An open house was held on February 5, 2005. No one beside the applicant attended the open house and no letters or e-mails were received. Two phone calls were received by the applicant, one was in support and the other expressed no objection to the proposed use. Staff has not received any response from citizens on this application. (See Attachment #8, Citizen Involvement)

### **Community Impact.**

The proposed internalized community storage facility will provide an additional rental storage facility to area business and residential uses. The site is reasonably compatible with adjacent commercial and industrial uses and has good access to the Scottsdale Road and Williams Drive intersection. The proposed storage use will not adversely impact the surrounding land uses.

**STAFF  
RECOMMENDATION**

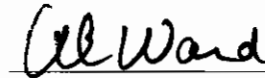
**Recommended Approach:**  
Staff recommends approval, subject to the attached stipulations.

**RESPONSIBLE  
DEPT(S)**

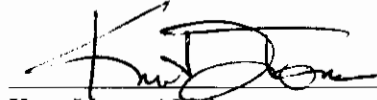
**Planning and Development Services Department**  
Current Planning Services

**STAFF CONTACT(S)**

Al Ward  
Senior Planner  
480-312-7067  
E-mail: award@ScottsdaleAZ.gov

**APPROVED BY**

Al Ward  
Report Author



Kurt Jones, AICP  
Director, Current Planning

**ATTACHMENTS**

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations
6. Additional Information
7. Traffic Impact Summary
8. Citizen Involvement
9. City Notification Map
10. Site Plan

RAINTREE MINI-STORAGE  
7227 EAST WILLIAMS DRIVE  
SCOTTSDALE, ARIZONA  
735-PA-04

## **PROJECT NARRATIVE**

The attached documents and following project information is being provided to represent compliance with the City of Scottsdale Zoning Ordinance which requires the issuance of a Conditional Use Permit to allow Internalized Community Storage within a C-3 zoned parcel.

Spensa Development Group, LLC is intending to build a single three-level internalized community storage facility on the property located at 7227 E. Williams Dr. in Scottsdale, Arizona. This proposed development, as depicted on the attached design documents, meets all of the development criteria as specified in the City of Scottsdale Zoning Ordinance.

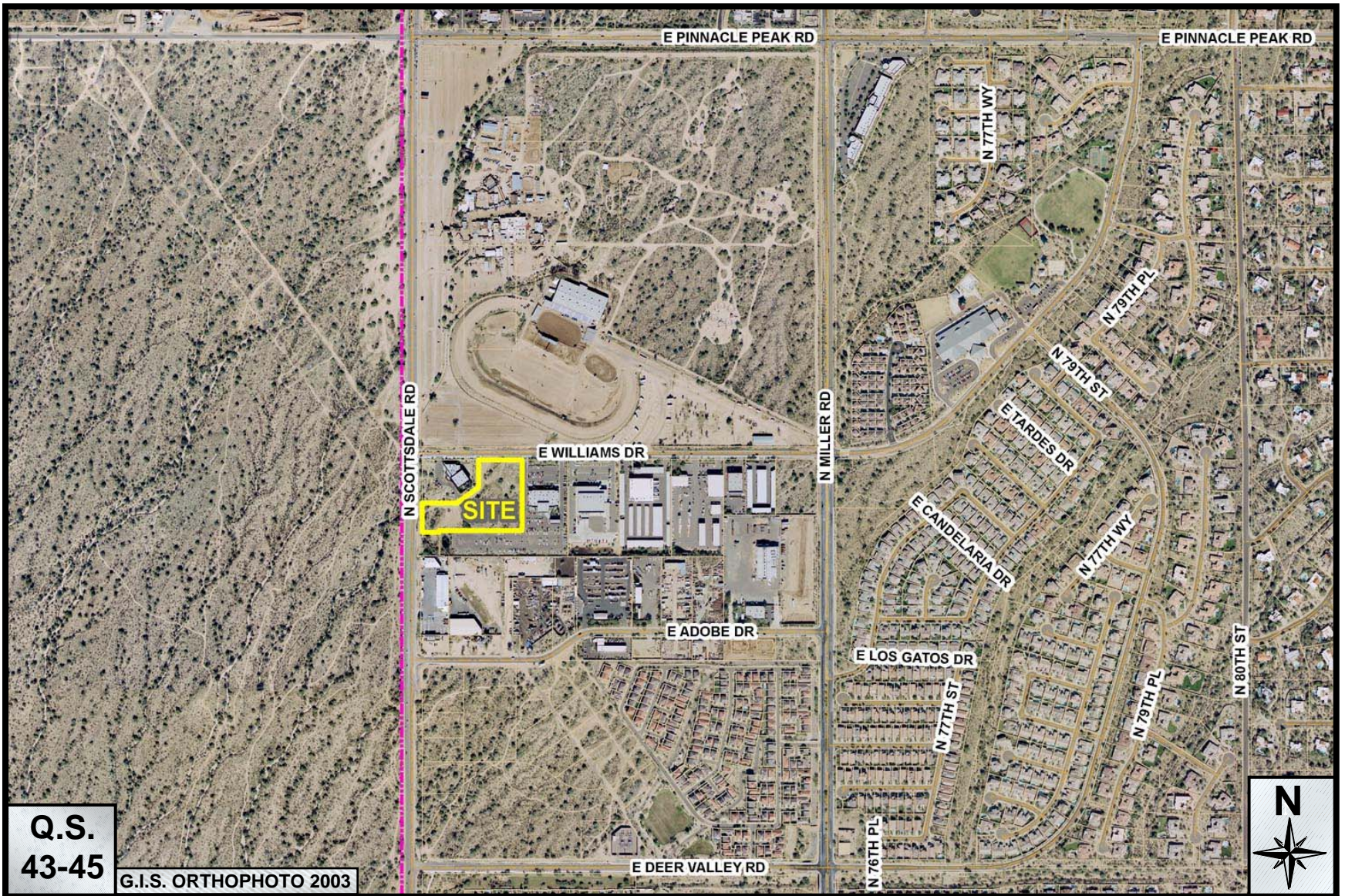
Currently, the site is vacant. We consider this proposed development an improvement to the on-site and surrounding environment. This proposed use is naturally compatible with the adjacent and surrounding commercial uses. Additionally, this type of facility has a very minimal traffic generation - less than 10 vehicles per day on average based on previous studies of similar facilities. This characteristic is generally preferred by any near by residential neighborhoods. The main proposed use for this facility is for the storage of personal goods by the members of the surrounding communities. The building will include two internalized drive lanes designed to accommodate all sizes of moving vehicles. These drive lanes provide an internal climate controlled loading area that provides direct access to the entire building. This not only provides a climate controlled environment for loading, but also keeps the loading action out of sight of the surrounding properties. The building program also includes approximately 3,000 s.f. of office space to be used as a rental office and flex office space. Being less than 10% of the total building area, this office use is accessory to the primary building use. The construction of the building will be a combination of painted masonry with integral colored and/or split faced masonry banding and/or accents. All mechanical units will be fully screened by masonry parapets of varying heights. All roof drains will be internal with daylight discharge. Aluminum framed storefront glazing will be used primarily at the office areas and selectively throughout the remainder of the building where allowable to provide natural lighting within the storage corridors.

Exterior mounted security cameras with 24 hour activation will be provided throughout the site. Each storage unit will be individually alarmed. This system will provide a record of all access activity in the building. The building will also feature electronic keypads to limit access to current customers only.

**ATTACHMENT #1**

**2-UP-2005  
2-18-05**





Q.S.  
43-45

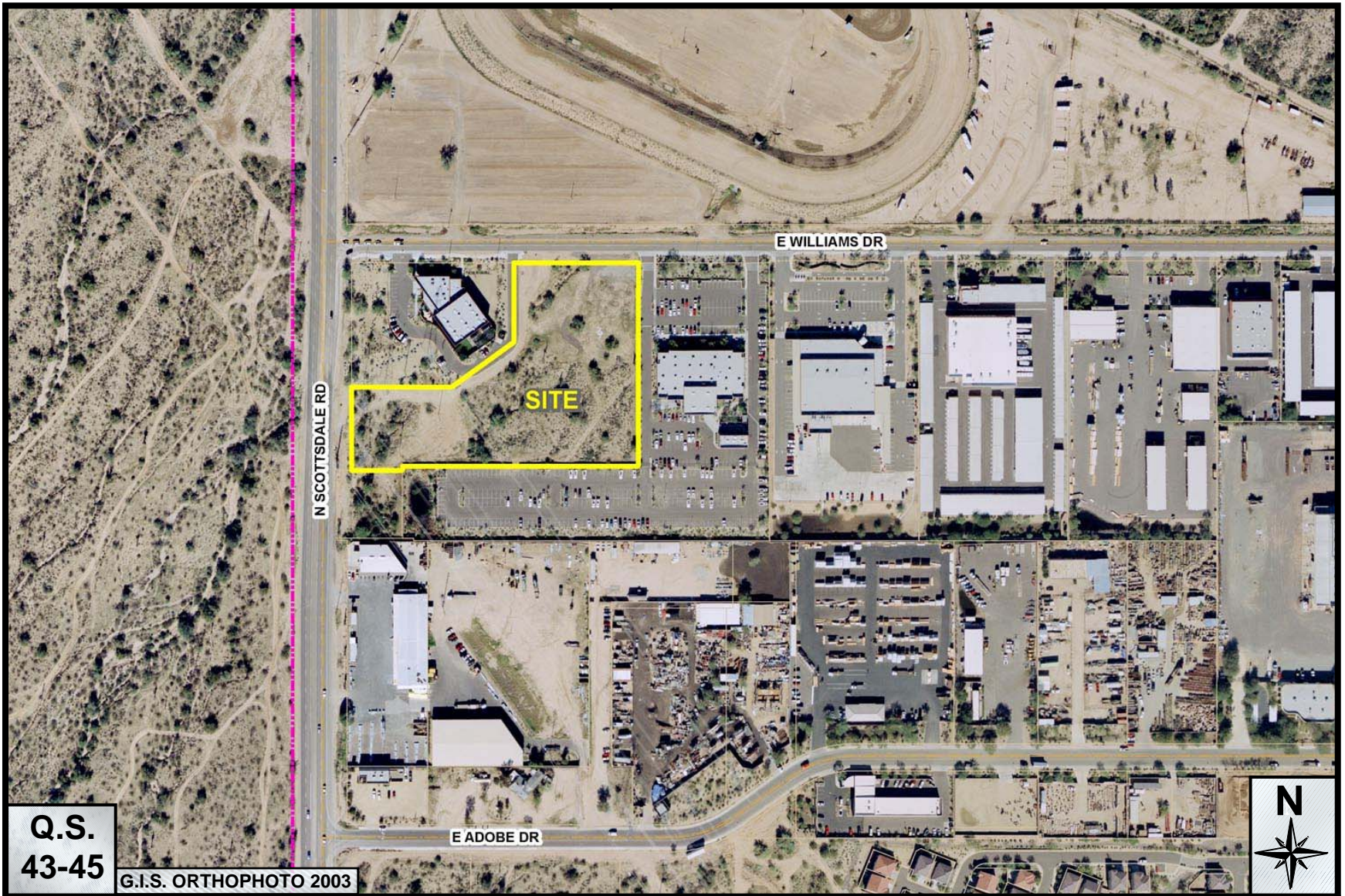
G.I.S. ORTHOPHOTO 2003

Raintree Multi Use

2-UP-2005

ATTACHMENT #2



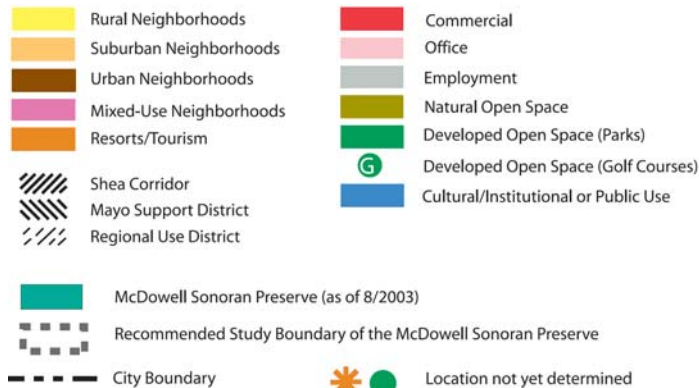
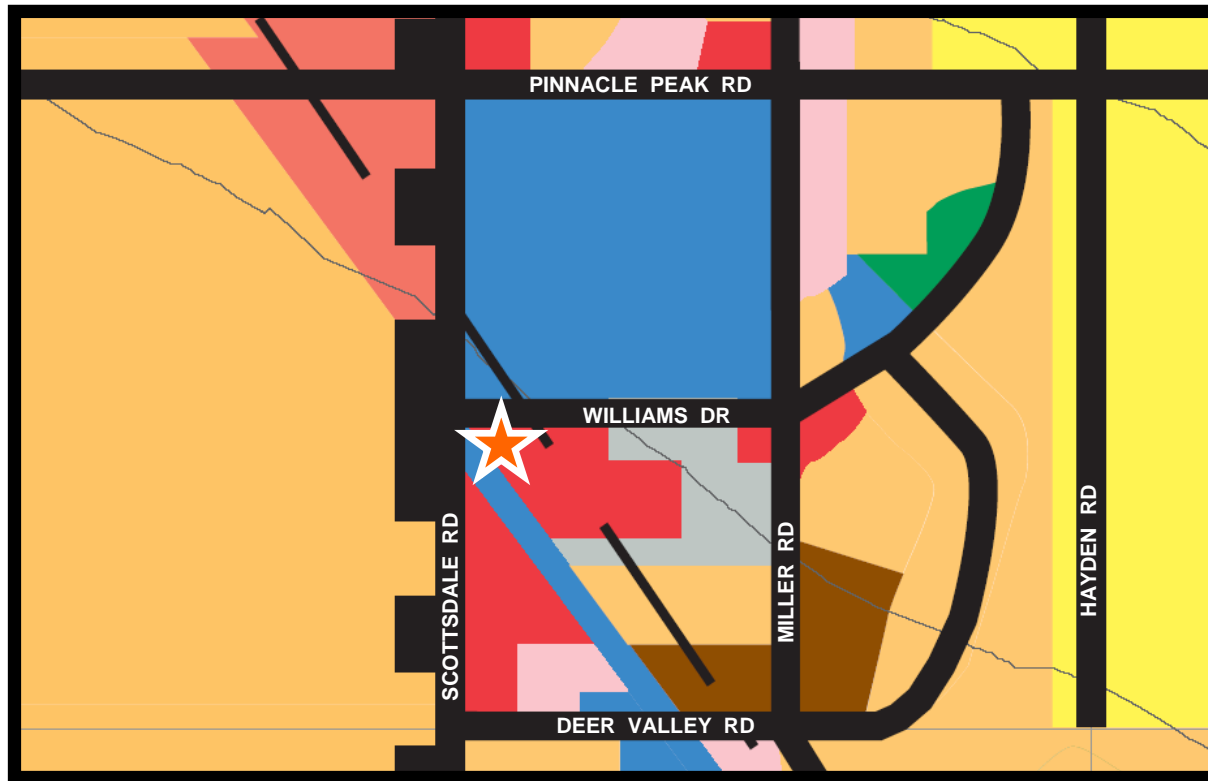


Raintree Multi Use

**2-UP-2005**

ATTACHMENT #2A

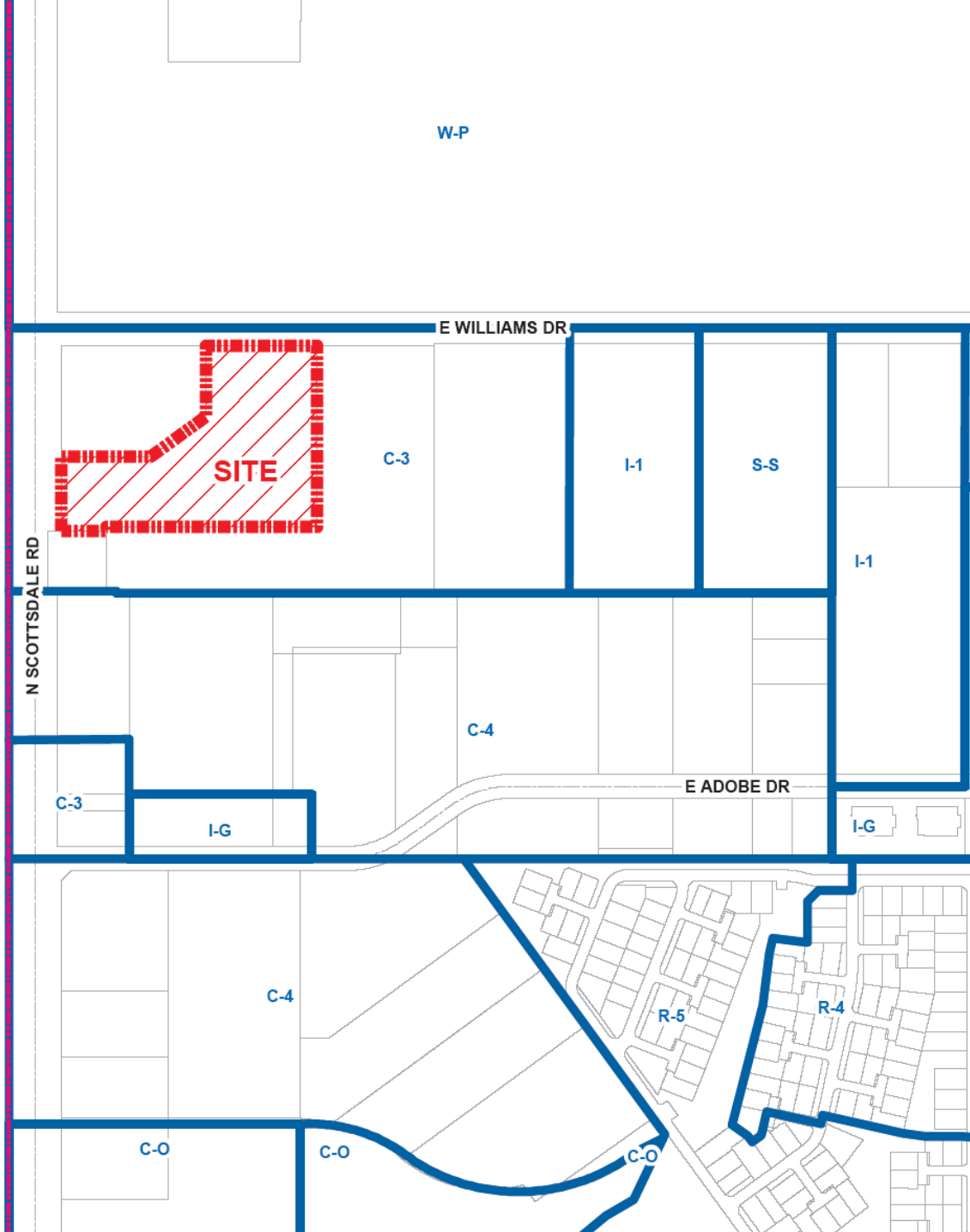
# General Plan (Existing)



**2-UP-2005**  
**ATTACHMENT #3**

Adopted by City Council October 30, 2001  
Ratified by Scottsdale voters March 12, 2002  
revised to show McDowell Sonoran Preserve as of May 2004  
revised to reflect General Plan amendments through June 2004

# Zoning Map





## STIPULATIONS FOR CASE 2-UP-2005

### PLANNING/ DEVELOPMENT

1. **CONFORMANCE TO DEVELOPMENT SUBMITTAL:** The location and configuration of buildings, parking, drives, and landscaped areas shall conform to the Conceptual Site Plan Sheet UP-1, submitted by SKD with a staff receipt date of 3/5/2005. The amount of gross floor area and dead storage space shall not exceed that as shown on the Floor Plan Worksheet UP-5, submitted by SKD with a staff receipt date of 3/25/2005. The stipulations herein take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. **SCENIC CORRIDOR DEDICATION BEFORE BUILDING PERMIT ISSUED:** Before a building permit is issued, the developer shall record an instrument of dedication in a form acceptable to Final Plans Review Staff to dedicate an easement to the City, identifying a scenic corridor easement with a minimum width of 80' along Scottsdale Road as measured from the property line.
3. **PEDESTRIAN ACCESS:** With the Development Review Board submittal, the developer shall submit a Pedestrian Circulation Plan that includes provision of a pedestrian access from the main building to the multi-use trail to be constructed within the scenic corridor adjacent to Scottsdale Road.
4. **DRAINAGE FACILITIES AND COMPATIBILITY WITH CURRENT AND FUTURE AREA DEVELOPMENT:** No onsite detention, retention, or drainage channel facilities serving the subject site shall be constructed in the scenic corridor, unless approved by City staff.
5. **UTILITY CONSENT:** An Easement Encroachment Permit and Indemnification Agreement approved and accepted by APS is required prior to the submittal of any Development Review Board application for the improvements within the easement containing the APS high voltage electrical transmission facilities, as shown on the above referenced site plan. Should the Easement Encroachment Permit be denied by APS, or the indemnification agreement be rejected by APS, then this Use Permit Approval shall be deemed null and void. In either event, staff shall be obliged to take the Use Permit back to the City Council for a revocation hearing.
6. **HOURS OF OPERATION:** Hours of operation shall be limited to 6AM to 10 PM.

### CIRCULATION

1. **STREET CONSTRUCTION.** Before issuance of any certificate of occupancy for the site, the developer shall dedicate the following right-of-way and construct the following street improvements, in conformance with the Design Standards and Policies Manual:

Street Name/Type	Dedications	Improvements	Notes
Scottsdale Road	Additional area for a right-turn decel lane if required by City staff (see a. below)	5 foot Sidewalk (see b. below), curb and gutter to match existing.	

- a. Construction of a right-turn decel lane to the site access, acceptable to City staff
- b. City staff shall determine if sidewalk is required along this site in relation to plans for adjoining properties

2. **ACCESS RESTRICTIONS.** Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct the following access to the site. Access to the site shall conform to the following restrictions (distances measured to the driveway or street centerlines):
  - a. Scottsdale Road - The developer shall dedicate a one-foot wide vehicular non-access easement on this street except at the single approved driveway entrance.
  - b. Williams Drive - There shall be a maximum of two (2) site driveways along Williams Drive site frontage, with both driveways being shared drives containing cross access agreements with the adjacent properties to the east and west. The developer shall dedicate a one-foot wide vehicular non-access easement on Williams Drive except at the noted approved driveway entrance.
3. **EASEMENT REQUIREMENTS.** Before any final plan approval, the developer shall dedicate an ingress/egress easement with cross access agreement over the driveway to the site from Scottsdale Road in a form acceptable to city staff
4. **MULTI-USE TRAIL.** Before any certificate of occupancy is issued for the site, the developer shall construct a minimum 8 foot wide multi-use trail along Scottsdale Road. The trail shall be contained within a minimum 15-foot wide public access easement, which the developer shall dedicate to the city within twelve (12) months of City Council approval of this case. The alignment of the trail shall be subject to approval by the city's Equestrian Coordinator prior to dedication. The trail shall be designed in conformance with the Design Standards and Policies Manual - Landscaping and Parks.



## **ADDITIONAL INFORMATION FOR CASE 2-UP-2005**

### **PLANNING/DEVELOPMENT**

1. **DEVELOPMENT CONTINGENCIES.** The approved development program, including intensity, may be changed due to drainage issues, topography, NAOS requirements, and other site planning concerns which will need to be resolved at the time of preliminary plat or site plan approval. Appropriate design solutions to these constraints may preclude achievement of the proposed development program.
2. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
  - a. The location, configuration, and size of site improvements and amenities,
  - b. The proportions, massing, texture, and general character finish of all buildings, walls, and structures, including the architectural material, color, and finish,
  - c. The type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
  - d. Scenic corridors revegetation, landscaping, and improvements,
  - e. Landscaping, including plant specie mix, maturity, density, spatial composition, and decorative hardscape,
  - f. Major stormwater management systems,
  - g. signs.
3. **REVEGETATION OF SCENIC CORRIDORS.** The Development Review Board may approve revegetation of the Scenic Corridors.

### **ENGINEERING**

1. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
2. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
3. **STREET CONSTRUCTION STANDARDS.** The streets for the site shall be designed and constructed to the standards in the Design Standards and Policies Manual.
4. **CITY CONTROL OF ACCESS.** The city retains the right to modify or void access within city right-of-way. The city's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations above.

## SCHEDULE D – WASTEWATER MASTER PLAN

1. MASTER WASTEWATER REPORT. With the Development Review Board submittal, the developer shall submit a master wastewater report and plan subject to Water Resources Department approval. The master wastewater report and plan shall conform to the Design Standards and Policies Manual - Master Plan. In addition, the master waste water plan shall:
  - a. Include a complete description of requirements relating to project phasing.
  - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
2. MASTER WASTEWATER REPORT APPROVAL. Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the master wastewater report.

## DRAINAGE AND FLOOD CONTROL

1. CONCEPTUAL DRAINAGE REPORT. With the Development Review Board submittal, the developer shall submit a conceptual drainage report and plan subject to city staff approval. The conceptual report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the conceptual drainage report and plan shall:
  - a. Identify all major wash corridors entering and exiting the site, and calculate the peak discharge (100-yr, 6-hr storm event) for a pre- versus post-development discharge comparison of ALL washes which exit the property.
  - b. Determine easement dimensions necessary to accommodate design discharges.
  - c. Demonstrate how the storm water storage requirement is satisfied, indicating the location, volume and drainage area of all storage.
  - d. Include flood zone information to establish the basis for determining finish floor elevations in conformance with the Scottsdale Revised Code.
  - e. Flood proofing and other measures will be required to comply with the Floodplain and Drainage ordinances for non residential structures built in a designated AO zone and ESLO area.
  - f. A detailed hydrological analysis of the whole project area including offsite stormwater flowing through the site need to be addressed in the drainage report.
  - g. Drainage structures and access road design details are required to be provided for 100 yr flood situations.
  - h. Include a complete description of requirements relating to project phasing.
3. STORM WATER STORAGE EASEMENTS. With the Development Review Board submittal, the developer shall submit a site plan subject to city staff approval. The site plan shall include and identify tracts with easements dedicated for the purposes of storm water storage, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
4. DRAINAGE EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all drainage easements necessary to serve the site.

## VERIFICATION OF COMPLIANCE

1. REQUIRED SPECIAL INSPECTIONS. Before the approval of the improvement plans, the Project Quality/Compliance Division staff shall specify those drainage facilities that shall be required to have Special Inspections. See Section 2-109 of the Design Standards and Policies Manual for more information on this process.

2. **CONDITION FOR ISSUANCE OF GRADING & DRAINAGE PERMIT.** Before the issuance of a Grading & Drainage Permit:
  - a. The developer shall certify to the Project Quality/Compliance Division, that it has retained an Inspecting Engineer by completing Part I (Project Information) and Part II (Owner's Notification of Special Inspection) of the Certificate of Special Inspection of Drainage Facilities (CSIDF); and,
  - b. The Inspecting Engineer shall seal, sign and date Part III (Certificate of Responsibility) of the CSIDF.
3. **CONDITION FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY AND/OR LETTER OF ACCEPTANCE.** Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:
  - a. The Inspecting Engineer shall seal, sign and date the Certificate of Compliance form.
  - b. The developer shall submit all required Special Inspection Checklists and the completed Certificate of Compliance form to the Inspection Services Division. The Certificate of Compliance form shall be sealed, signed and dated by the Inspecting Engineer, and shall be attached to all required Special Inspection Checklists completed by the Inspecting Engineer.
4. **AS-BUILT PLANS.** City staff may at any time request the developer to submit As-built plans to the Inspection Services Division. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins and underground storm water storage tanks, bridges as determined by city staff.

## WATER

1. **BASIS OF DESIGN REPORT (WATER).** Before the improvement plan submittal to the Development Quality/Compliance Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report is subject to approval by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
  - a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
  - b. Identify the timing of and parties responsible for construction of all water facilities.
  - c. Include a complete description of requirements relating to project phasing.
2. **APPROVED BASIS OF DESIGN REPORT.** Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.

**WATERLINE EASEMENTS.** Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code the Design Standards and Policies Manual, all water easements necessary to serve the site.

## WASTEWATER

1. **BASIS OF DESIGN REPORT (SANITARY SEWER).** ). Before the improvement plan submittal to the Development Quality/Compliance Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report is subject to approval by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
  - a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
  - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
  - c. Include a complete description of requirements relating to project phasing.
2. **APPROVED BASIS OF DESIGN REPORT.** Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.
3. **SANITARY SEWER EASEMENTS.** Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all sewer easements necessary to serve the site.

## OTHER REQUIREMENTS

1. **ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS.** All construction activities that disturb one or more acres shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities. [NOI forms are available in the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100. Contact Region 9 of the U.S. Environmental Protection Agency at 415-744-1500, and the Arizona Department of Environmental Quality at 602-207-4574 or at web site <http://www.epa.gov/region9>.]

The developer shall:

- a. Submit a completed Notice of Intent (NOI) to the EPA.
  - b. Submit a completed Storm Water Pollution Prevention Plan (SWPPP) with the improvement plan submittal to the Development Quality/Compliance Division.
2. **NOTICE OF INTENT (NOI).** With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a copy of the NOI.
3. **SECTION 404 PERMITS.** With the improvement plan submittal to the Project Quality/Compliance Division, the developer' engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]
4. **DUST CONTROL PERMITS.** Before commencing grading on sites 1/10 acre or larger, the developer shall have obtained a Dust Control Permit (earth moving equipment permit) from Maricopa County Division of Air Pollution Control. Call the county 602-507-6727 for fees and application information.

5. UTILITY CONFLICT COORDINATION. With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a signed No Conflict form (not required for city owned utilities) from every affected utility company.
6. ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS (ADEQ). The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications. The developer shall demonstrate compliance with Engineering Bulletin #10 Guidelines for the Construction of Water Systems, and Engineering Bulletin #11 Minimum Requirements for Design, Submission of Plans, and Specifications of Sewerage Works, published by the ADEQ. In addition:
  - a. Before approval of final improvement plans by the Project Quality/Compliance Division, the developer shall submit a cover sheet for the final improvement plans with a completed signature and date of approval from the Maricopa County Environmental Services Department (MCESD).
  - b. Before issuance of encroachment permits by city staff, the developer shall provide evidence to city staff that a Certificate of Approval to Construct Water and/or Wastewater Systems has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
  - c. Before commencing construction, the developer shall submit evidence to city staff that Notification of Starting Construction has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
  - d. Before acceptance of improvements by the city Inspection Services Division, the developer shall submit a Certificate of Approval of Construction signed by the MCESD and a copy of the As-Built drawings.
  - e. Before issuance of Letters of Acceptance by the city Inspection Services Division, the developer shall:
    - (1). Provide to the MCESD, As-Built drawings for the water and/or sanitary sewer lines and all related facilities, subject to approval by the MCESD staff, and to city staff, a copy of the approved As-Built drawings and/or a Certification of As-Built, as issued by the MCESD.
    - (2). Provide to the MCESD a copy of the Engineers Certificate of Completion with all test results, analysis results, and calculations, as indicated on the form.
    - (3). Provide to the MCESD a copy of the Request for Certificate of Approval of Construction of water and/or sanitary sewer lines with all appropriate quantities.
    - (4). Provide the city Inspection Services Division a copy of the Certificate of Approval of Construction, as issued by the MCESD.



RAINTREE MINISTORAGE  
7227 EAST WILLIAMS DRIVE  
SCOTTSDALE, ARIZONA  
735-PA-04

February 22, 2005

### Traffic Analysis

Based on a recent Traffic Flow study found in the 2005 edition of the Self-Storage Almanac, we have estimated the average vehicle trips per day entering into this proposed facility to be approximately 26 vehicles per day for a total of 52 trips in and out. This figure was calculated using an average of the following site specific criteria:

- o West South Central Region (facility location)
- o 300-499 proposed storage units
- o 50,000 - 74,999 Rentable Square Footage
- o Rural/Residential Market Area
- o Surrounding Metro Area of 1,000,000 or more

It is expected the vehicle trips will be split between one new access drive on Scottsdale Road and two existing shared drives on Williams Road. Assuming a 50/50 split, this proposed project would create a vehicle entry load of approximately 12 trips per day from the Scottsdale Road entrance and a vehicle entry load of approximately 12 trips per day from the Williams Road entrances.

The entry design, proposed for this facility, include a right and left turn in with a right out only access from Scottsdale Road. The existing full access and exit drives from Williams Road will remain as built. We are proposing the installation of a deceleration lane for right turn in from Scottsdale Road.

SKD, Inc.  
10446 North 74<sup>th</sup> Street, Suite 150  
Scottsdale, Arizona 85258  
Ph.: 480-948-8053  
Fax: 623-321-6110  
[kelly@skdinc.net](mailto:kelly@skdinc.net)

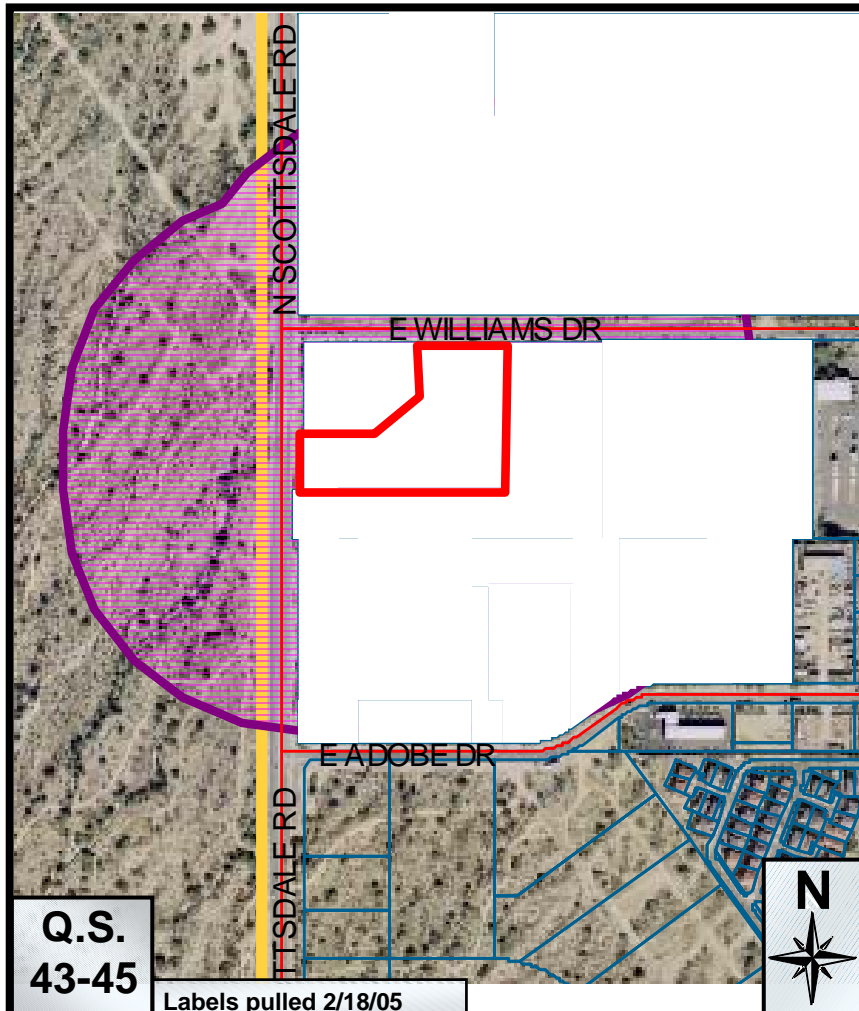


## **Raintree Multi Use 2-UP-2005**

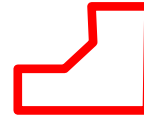
Attachment #8. Citizen Involvement

The above attachment is on file at the City of  
Scottsdale Current Planning office,  
7447 E Indian School Road, Suite 105.

# City Notifications – Mailing List Selection Map



## Map Legend:



Site Boundary



Properties within 750-feet

## Additional Notifications:

- Interested Parties
- Arizona Silverado Condominium Association
- Sonoran Hills
- Grayhawk Community Association

**Raintree Multi Use**

**2-UP-2005**

ATTACHMENT #9

SCOTSDALE ROAD

WILLIAMS DRIVE

TRIDENT USA INC  
A.P.N. 212-02-0190  
ZONED C-3

PROPOSED  
3 STORY BUILDING  
(106,992 S.F.)  
1192.00 FIN. FLR.  
ZONED C-3  
A.P.N. 212-02-0190

TRIDENT USA, LLC  
A.P.N. 212-02-0190  
ZONED C-3

PROPERTY LINE N86°58'32"W 522.76'  
U.L.N. 42.114  
A.P.N. 212-02-0190  
ZONED C-3

PROPERTY LINE S60°00'00"E 450.11'

PROPERTY LINE N86°58'32"W 113.20'

TRAIL CHALLENGE